

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE: : **Bankruptcy No. 21-70008-JAD**
: **Gregory L. Miller and** :
: **Tamara L. Miller,** : **Chapter 13**
: **Debtors** : **Doc. # 72**
: **Related to Docket No. 59**

**CONSENT ORDER MODIFYING AMENDED ORDER CONFIRMING SALE OF
PROPERTY FREE AND DIVESTED OF LIENS**

AND NOW, this 17th day of November, 2021,
upon consent of the Debtors, the Chapter 13 Trustee, and CNB Bank, and parties in
interest as evidenced by signatures of counsel as set forth below, said agreement being
the result of discussions held between the parties following the entry of the Amended
Order Confirming Sale of Property Free and Divested of Lines dated October 15, 2021 it
is

ORDERED that the total pay off for all three mortgage liens, costs and fees to
CNB Bank shall be \$288,352.23.

ORDERED that Chapter 13 Trustee's fees shall be reduced from \$8,197.20 to
\$573.22.

The Amended Order Confirming Sale of Property Free and Divested of Liens
dated October 15, 2021, at docket number 59, otherwise remains in full force and effect.

FILED
11/17/21 12:13 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA

BY THE COURT:



jsf

Jeffery A. Deller
United States Bankruptcy Judge

Consented to:

/s/ Kenneth P. Seitz, Esquire

Kenneth P. Seitz
Attorney for the Debtors
Law Offices of Kenny P. Seitz
P.O. Box 211
Ligonier, PA 15658
814-536-7470

/s/ James C. Warmbrodt, Esquire

James C. Warmbrodt, Esquire
Attorney for Chapter 13 Trustee
US Steel Tower, Suite 3250
600 Grant Street
Pittsburgh, PA 15219
(412) 471-5566

/s/ Mark G. Claypool, Esquire

Mark G. Claypool, Esquire
Attorney for CNB Bank
Knox, McLaughlin, Gornall & Sennett, P.C.
120 West Tenth Street
Erie, PA 16501
814-459-2800

/s/ David Mason, Esquire

David Mason, Esquire
Attorney for Buyer – CenClear Child Service, Inc.
Suite 201, The Finberg Building
200 N. Front Street
P.O. Box 28
Philipsburg, PA 16866
814 342 2240

In re:
Gregory L Miller
Tamara L Miller
Debtors

Case No. 21-70008-JAD
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-7
Date Rcvd: Nov 17, 2021

User: dpas
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
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+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
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Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 19, 2021:

Recip ID	Recipient Name and Address
db/jdb	+ Gregory L Miller, Tamara L Miller, 510 Mease Road, Osceola Mills, PA 16666-8726

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 19, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 17, 2021 at the address(es) listed below:

Name	Email Address
Brian Nicholas	on behalf of Creditor M&T BANK bnicholas@kmlawgroup.com
Kenneth P. Seitz	on behalf of Debtor Gregory L Miller thedebterasers@aol.com
Kenneth P. Seitz	on behalf of Joint Debtor Tamara L Miller thedebterasers@aol.com
Maria Miksich	on behalf of Creditor M&T BANK mmiksich@kmlawgroup.com
Mark G. Claypool	on behalf of Creditor CNB Bank mclaypool@kmgslaw.com knoxbank@hotmail.com;chartle@kmgslaw.com;aklus@kmgslaw.com

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Total Noticed: 1

Office of the United States Trustee

ustpreion03.pi.ecf@usdoj.gov

Ronda J. Winnecour

cmecf@chapter13trusteewdpa.com

TOTAL: 7